

MICROSOFT CORPORATION

PHX10-11

Goodyear, AZ 85338
Section 21, Township 1N, Range 1W

PROJECT NO: 708057

PACKAGE: Site Plan Resubmittal IFP - DRB08

ISSUE FOR: Permit

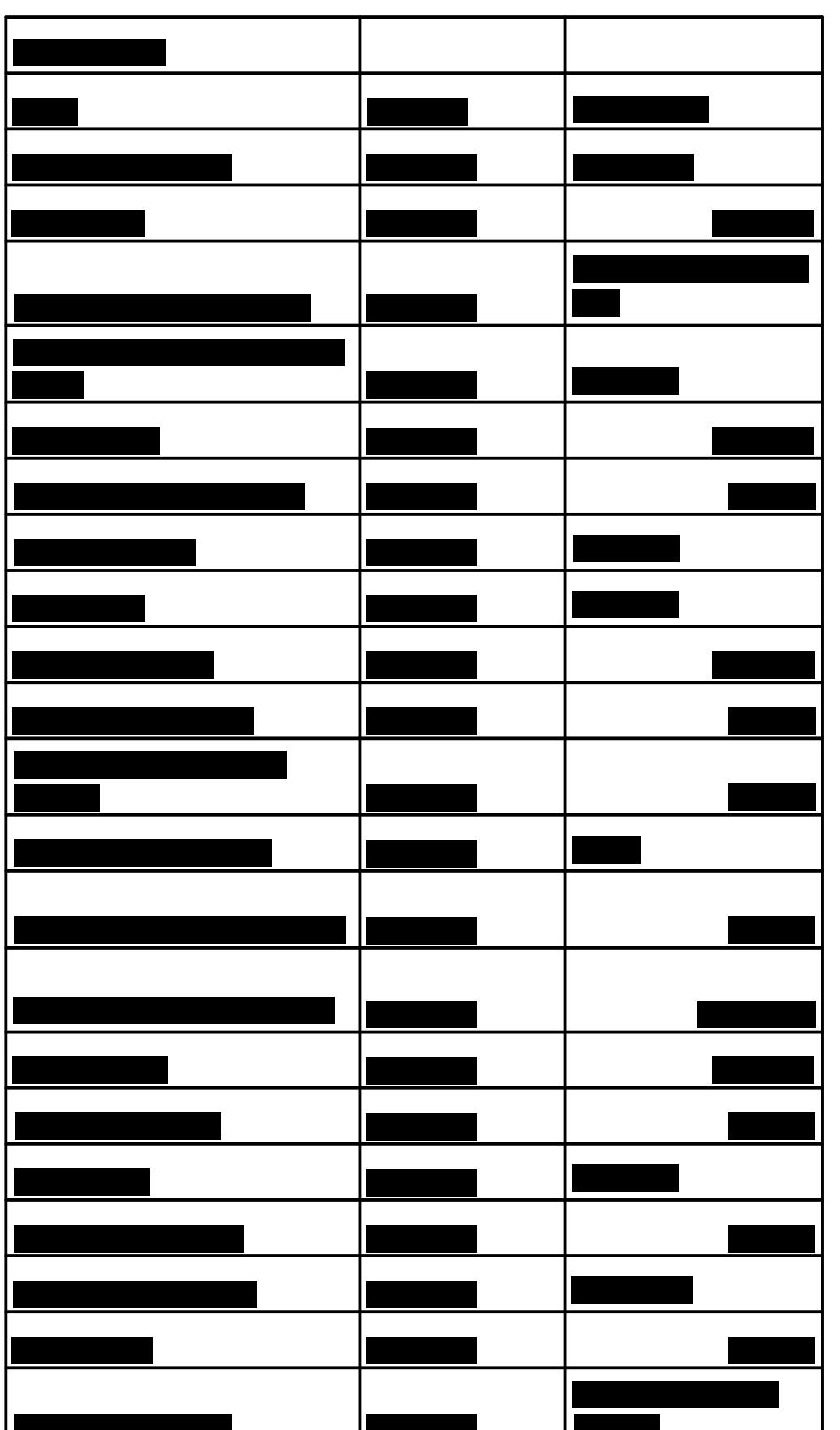
PACKAGE DATE: February 5th, 2019

Project Team

Owner/Developer
Microsoft



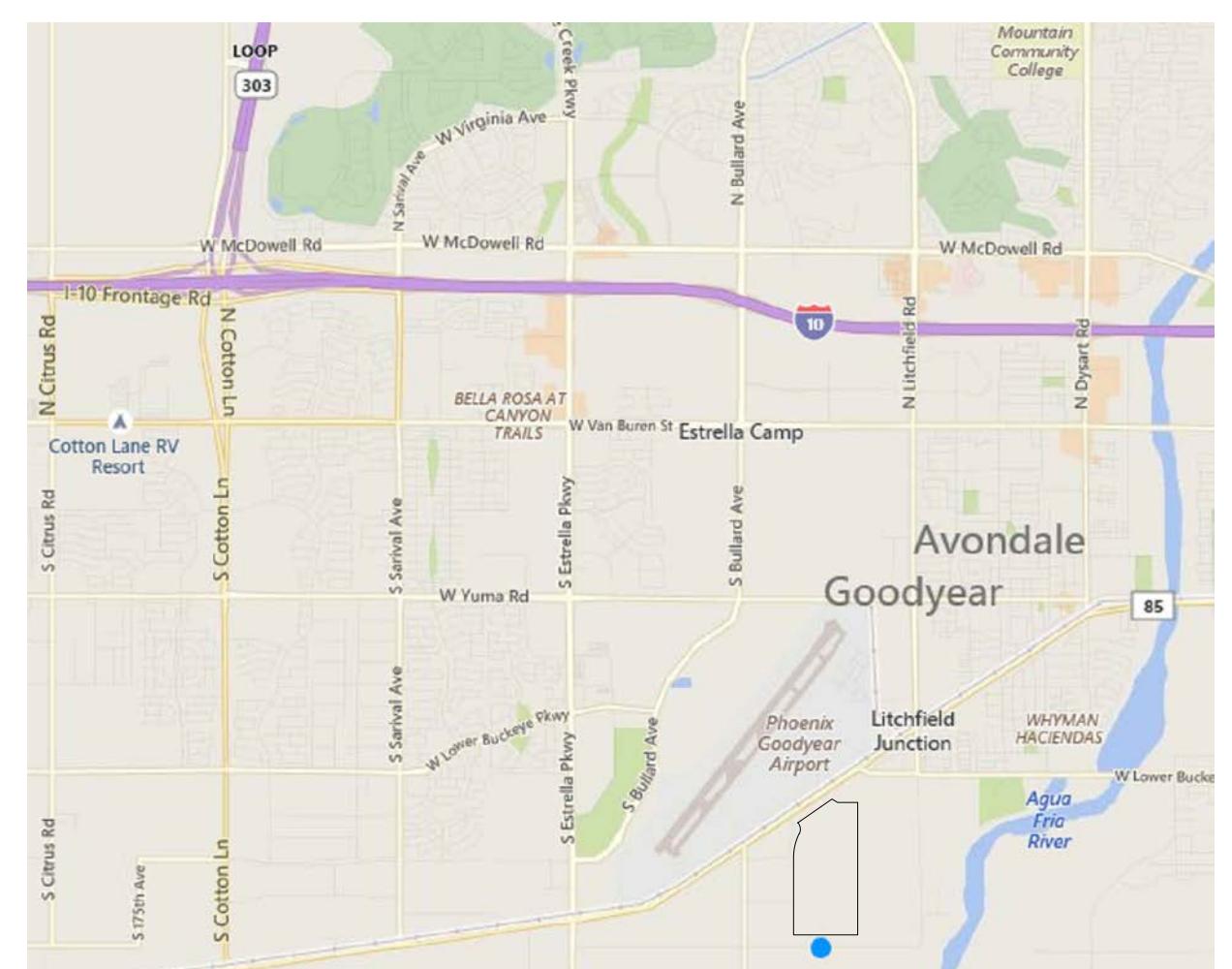
Engineer
Jacobs
Dan Peterson



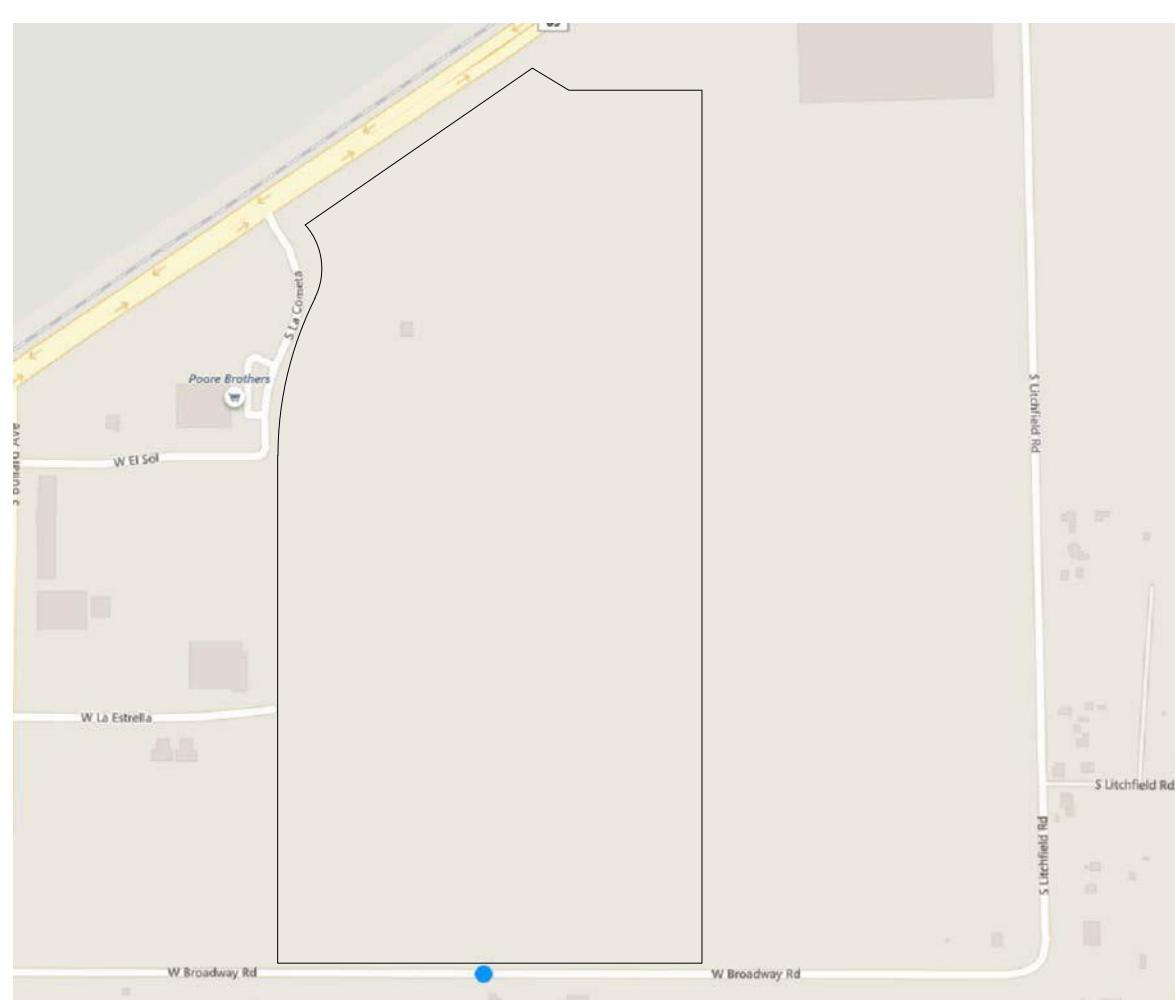
City of Goodyear
APPROVED
Planning & Zoning Dept

2/25/2019

CITY OF GOODYEAR - PLAN APPROVAL			
REVIEW AND RECOMMENDED APPROVAL BY:			
FIRE DEPARTMENT		GRADING & DRAINAGE	
LANDSCAPING & PLANNING		WATER & SEWER	
TRAFFIC		PAVING	
STREET LIGHTS		SIGNING & STRIPING	
APPROVED BY:			
PLANS EXAMINER		DATE	



VICINITY MAP



SITE MAP

JACOBS
2020 SW Fourth Avenue, Suite 300,
Portland, OR, 97201



GOODYEAR, AZ 85338

Design Team

Design
Drawn
Checked
JacobsProjectNo. 708057
M.S. ProjectNo. -

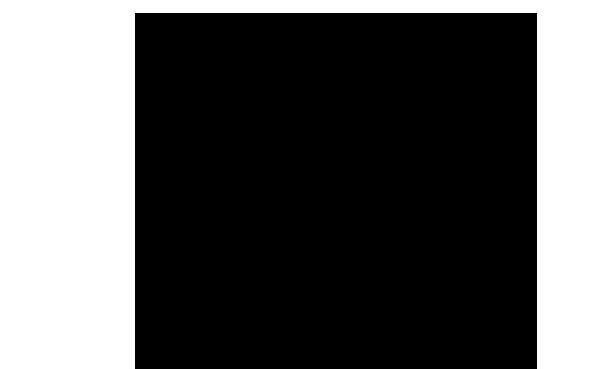
Approvals

CUSTOMER Brian Minatelli OPERATIONS
Microsoft Mechanical Engineer Brian Andersen Date
Microsoft Cable Engineer Carlos Elizondo
Microsoft Electrical Engineer Mark Kunnath
Engineering Manager Adam McKnight
Security Manager Dave Small
CSA Dan Schaefer PROJECT MANAGEMENT
ProjectPlanner Date
ProjectManager Peter Magulick
Senior ProjectManager
DevelopmentManager
Quality ControlReviewer
Quality ControlFF&E

Revisions

No.	Date	Description
0	12/20/18	DRB05 - ISSUED FOR PERMIT
1	02/05/19	DRB08 - ISSUED FOR PERMIT

Registration



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Sheet Title/Number

GENERAL COVERSHEET

SP-G-01

MICROSOFT CORPORATION
PHX10-11

Goodyear, AZ 85338
Section 21, Township 1N, Range 1W

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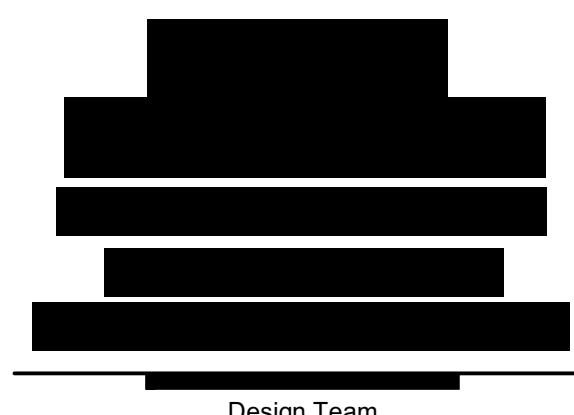
ISSUE FOR: Permit

PACKAGE DATE: February 5th, 2019

DRAWING	DRAWING TITLE	REV.	DATE
General			
SP-G-01	GENERAL COVERSHEET	1	02/05/2019
SP-G-02	GENERAL DRAWING INDEX	1	02/05/2019
Civil			
SP-A-01	GENERAL NOTES AND LEGEND	1	02/05/2019
SP-PGDP-00	GRADING PLAN OVERALL AND SECTION	1	02/05/2019
SP-PGDP-01	GRADING PLAN AREA 1	1	02/05/2019
SP-PGDP-02	GRADING PLAN AREA 2	1	02/05/2019
SP-PGDP-03	GRADING PLAN AREA 3	1	02/05/2019
SP-SP-00	OVERALL SITE LAYOUT PLAN	1	02/05/2019
SP-SP-01	SITE LAYOUT PLAN AREA 1	1	02/05/2019
SP-SP-02	SITE LAYOUT PLAN AREA 2	1	02/05/2019
SP-SP-03	SITE LAYOUT PLAN AREA 3	1	02/05/2019
SP-SP-05	SITE LAYOUT PLAN AREA 5	0	02/05/2019
SP-SP-06	SITE LAYOUT PLAN AREA 6	0	02/05/2019
SP-SP-07	SITE LAYOUT PLAN AREA 7	0	02/05/2019
SP-SP-08	SITE LAYOUT PLAN AREA 8	0	02/05/2019
SP-SP-09	DETAILS	0	02/05/2019
SP-SP-10	DETAILS	0	02/05/2019
SP-SP-11	DETAILS	0	02/05/2019
SP-UP-00	OVERALL UTILITY PLAN	1	02/05/2019
SP-UP-01	UTILITY PLAN AREA 1	1	02/05/2019
SP-UP-02	UTILITY PLAN AREA 2	1	02/05/2019
SP-UP-03	UTILITY PLAN AREA 3	1	02/05/2019
SP-UP-11	UTILITY ENLARGED PLAN	1	02/05/2019

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Approvals

CUSTOMER Brian Minatelli Date
OPERATIONS
Microsoft Mechanical Engineer Brian Andersen
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Microsoft Electrical Engineer Mark Kannath
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Security Manager Dave Small
CSA Dan Schaeffer
PROJECT MANAGEMENT

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Senior Project Manager
Development Manager
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Quality Control FF&E

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Sheet Title/Number

GENERAL DRAWING INDEX

SP-G-02

GENERAL SITE PLAN NOTES:

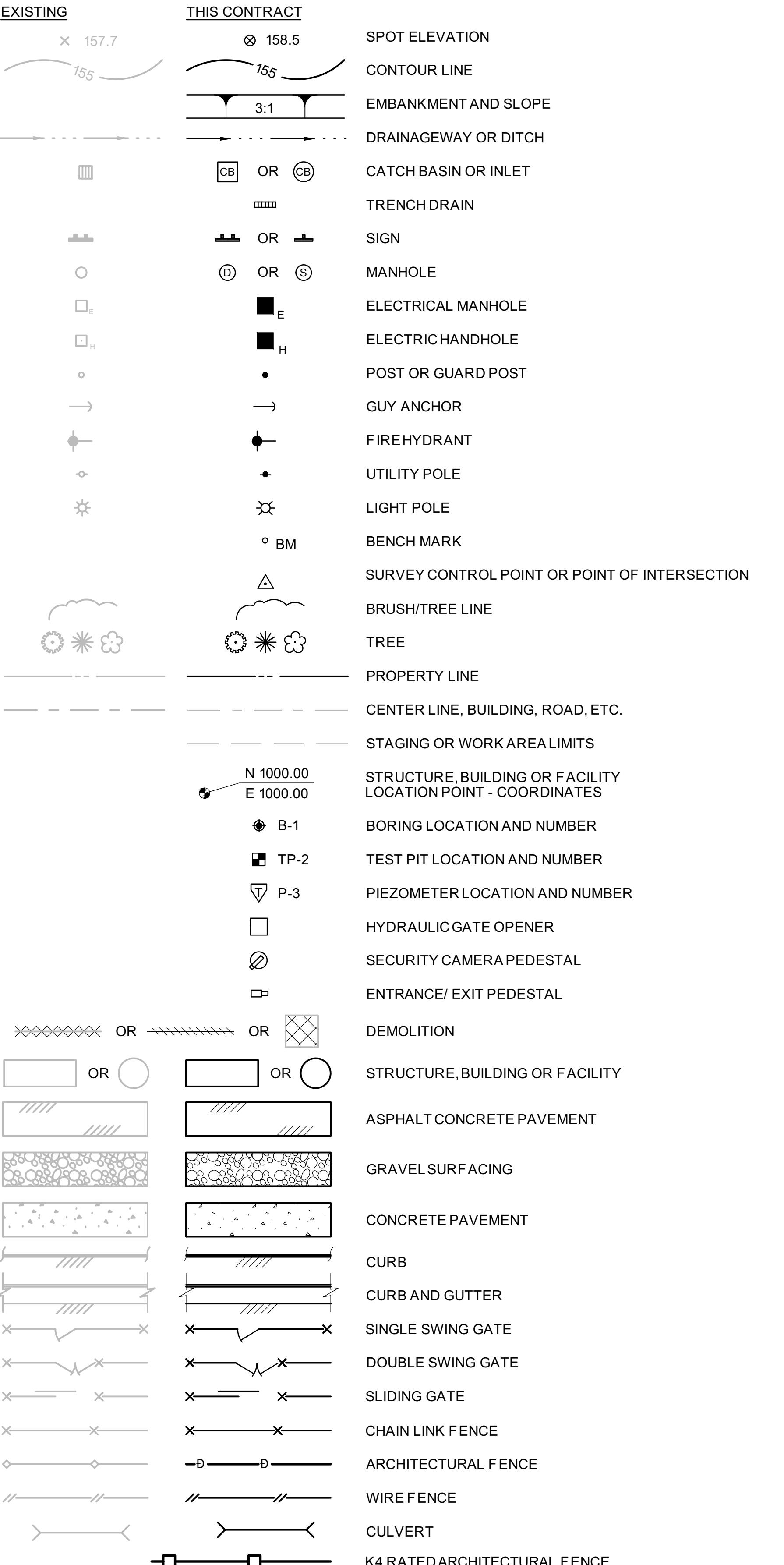
1. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE:

- THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
- DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
- AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
- IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.

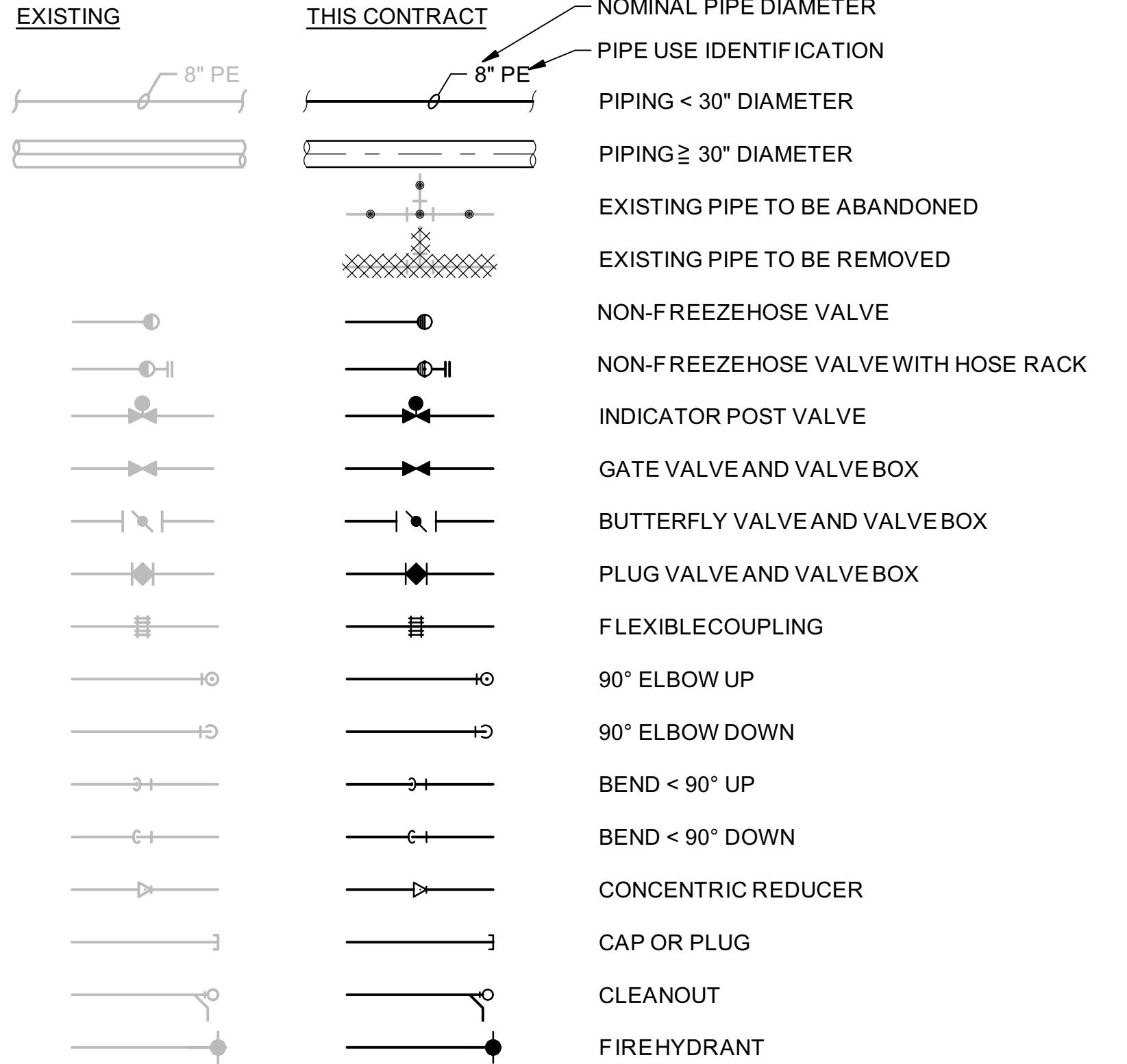
2. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING:

- THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
- DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH.
- WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES; THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.
- AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
- IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

CIVIL LEGEND



YARD PIPING LEGEND



GENERAL NOTE:

THIS IS A STANDARD LEGEND SHEET. THEREFORE, NOT ALL OF THE INFORMATION SHOWN MAY BE USED ON THIS PROJECT.

JACOBS
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Microsoft

Design Team

Design D PETERSON
Drawn A HOWE
Checked S CHANDLER
Jacobs Project No. 708057
M.S. Project No. -

Approvals

CUSTOMER Brian Minatelli OPERATIONS
Microsoft Mechanical Engineer Brian Andersen
Microsoft Cable Engineer Carlos Elermo
Microsoft Electrical Engineer Lali Kunath
Engineering Manager Adam McKnight
Security Manager Dave Small
CSA Dan Schaeffer PROJECT MANAGEMENT
Project Planner Date
Project Manager Peter Magulick
Senior Project Manager
Development Manager
Quality Control Reviewer
Quality Control F F & E

No. Date Description
0 12/20/18 DRB05 - ISSUED FOR PERMIT
1 02/05/19 DRB08 - ISSUED FOR PERMIT

Revisions

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Sheet Title/Number

GENERAL NOTES AND LEGEND

SP-A-01

GOODYEAR, AZ 85338

Design Team

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M.S. Project No. -

Approvals

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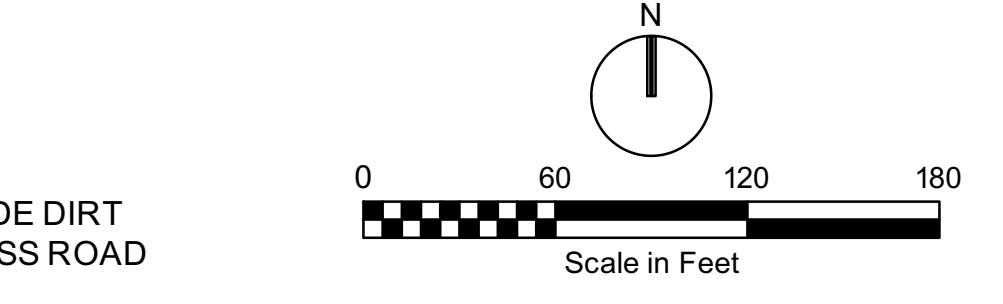
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Sheet Title/Number

**SITE LAYOUT PLAN
AREA 2**

SP-SP-02

MATCHLINE, SEE DWG SP-SP-01



KEY PLAN
1"=100□

Design Team

Design D PETERSON
Drawn A HOWE
Checked S CHANDLER
Jacobs Project No. 708057
M.S. Project No. -

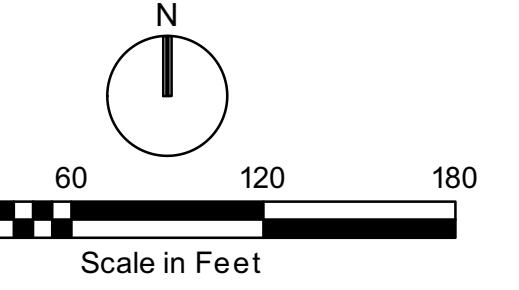
Approvals

CUSTOMER Brian Minatelli OPERATIONS
Microsoft Mechanical Engineer Brian Andersen
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Senior Project Manager [REDACTED]
Development Manager [REDACTED]
Quality Control Reviewer [REDACTED]
Quality Control FF&E [REDACTED]

Revisions

No.	Date	Description
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MATCHLINE, SEE DWG SP-SP-07



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Design Team

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PROJECT MANAGEMENT
ProjectPlanner Date
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Microsoft

Design Team

Design	D PETERSON
Drawn	A HOWE
Checked	S CHANDLER
Jacobs Project No.	708057
M.S. Project No.	-

Approvals

CUSTOMER Brian Minatelli
OPERATIONS

er

Adam McKnight	
Security Manager	Dave Small
CSA	Dan Schaeffer
PROJECT MANAGER	
Project Planner	

Page 1 of 1

Quality Control FF&E

Revisions

Registration

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Set Title/Number

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SP-SP-07

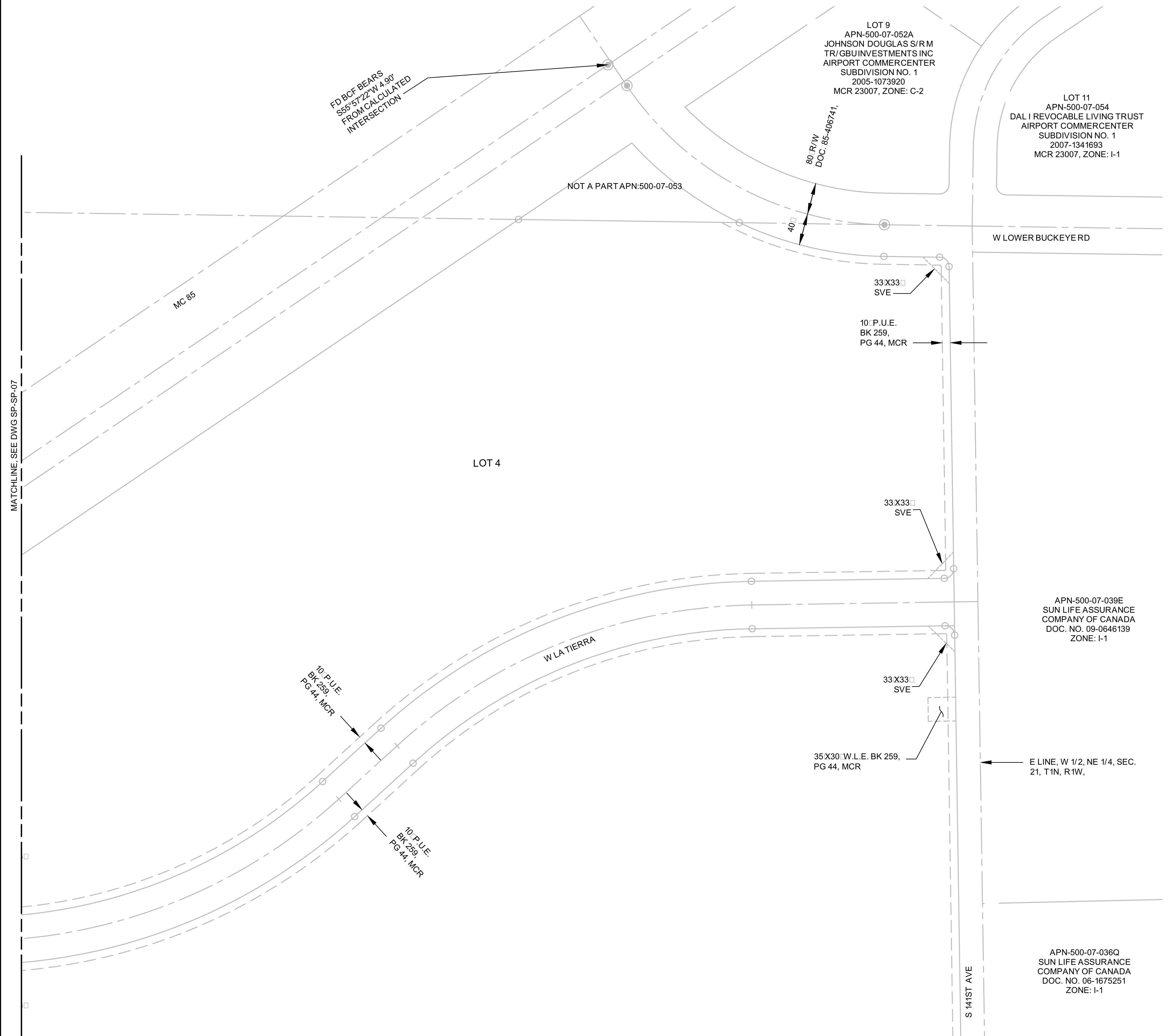
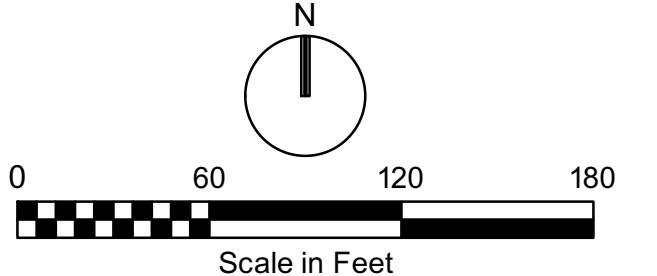
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This land survey diagram illustrates the boundaries of Lot 3. The property is bounded on the west by the 'W LA TIERRA' road and on the east by the 'S 143RD AVE' road. The total width of the property is 100'. The diagram shows several easements and rights-of-way (R/W):

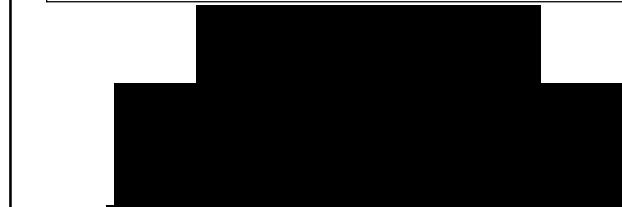
- 10' P.U.E. BK 259, PG 44, MCR:** Located along the southern boundary of the property.
- 6' DRAINAGE EASEMENT BK 259, PG 44, MCR:** Located along the southern boundary of the property.
- 30' DRAINAGE EASEMENT BK 259, PG 44, MCR:** Located along the southern boundary of the property.
- 10' P.U.E. BK 259, PG 44, MCR:** Located along the eastern boundary of the property.
- 10' P.U.E. BK 259, PG 44, MCR:** Located along the western boundary of the property.
- 10' P.U.E. BK 259, PG 44, MCR:** Located along the northern boundary of the property.
- 33' X 33' SVE:** Located along the southern boundary of the property.
- 33' X 33' SVE:** Located along the eastern boundary of the property.
- 33' X 33' SVE:** Located along the northern boundary of the property.
- 50' R/W:** Located along the eastern boundary of the property.
- 50' R/W:** Located along the northern boundary of the property.
- 10' 00' R/W EXCEPTION DOC. 00-0879722 MCR:** Located along the northern boundary of the property.
- 170' 00' R/W COUNTY HWY DOC. 03-1618341, MCR:** Located along the western boundary of the property.
- 170' 00' R/W COUNTY HWY DOC. 03-1618341, MCR:** Located along the northern boundary of the property.

The diagram also shows two adjacent lots to the east, labeled C21 and C22, and a 'MATCHLINE, SEE DWG SP-SP-05' line running vertically along the right side of the property.

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Design Tear

gn D PETERSON
wn A HOWE
cked S CHANDLER
obs Project No. 708057
Project No. -

Approvals

STOMER	Brian Minat ell	Dat e
OPERATIONS		
Microsoft Mechanical Engineer	Brian Andersen	Dat e
Microsoft Cable Engineer	Carlos Elarmo	
Microsoft Electrical Engineer	Lalu Kunnath	
Engineering Manager	Adam McKnight	
Security Manager	Dave Small	
A	Dan Schaeffer	
PROJECT MANAGEMENT		

Registration

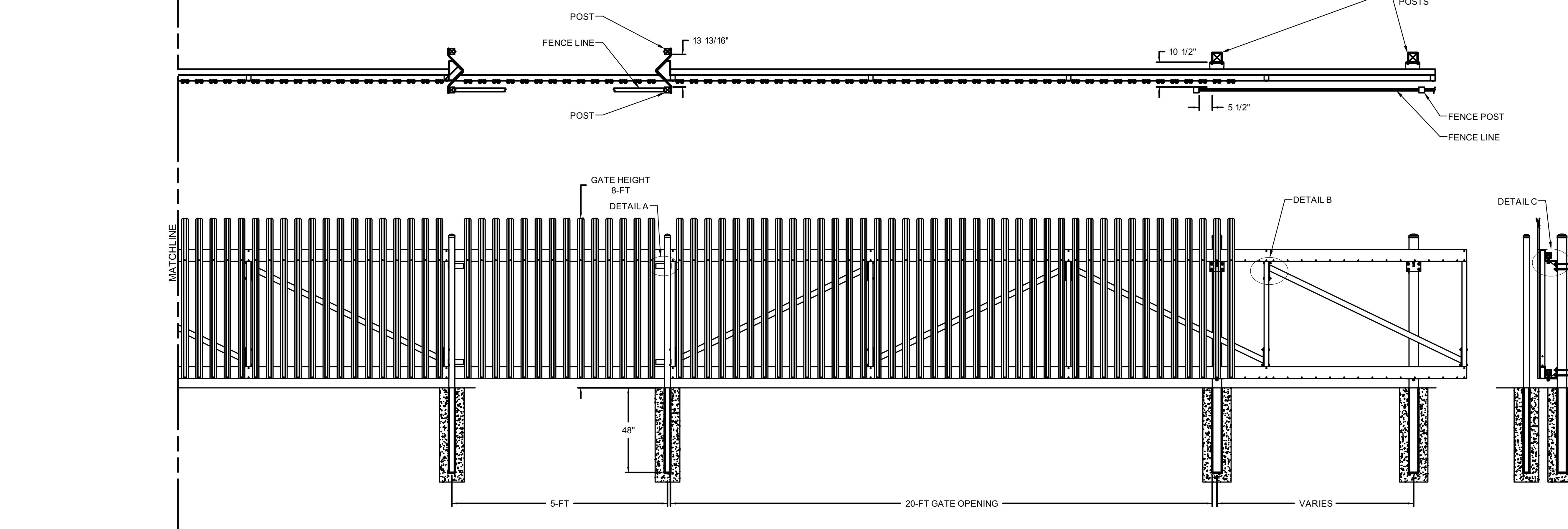
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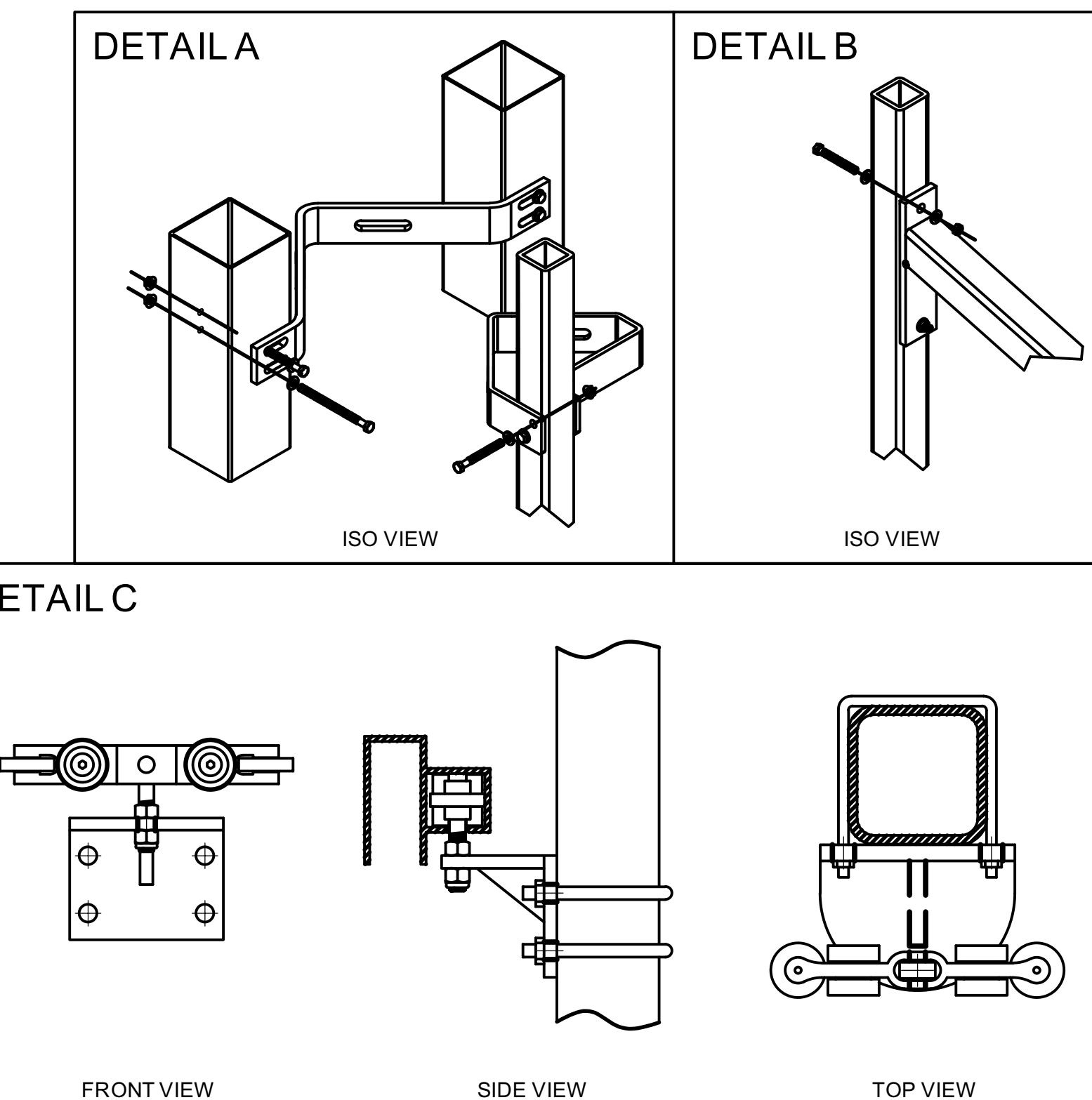
DETAILS

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NOTE: UNITS IN INCHES UNLESS NOTED OTHERWISE



MAIN ENTRY GATE (TRANSPORT IS STRONGHOLD CANTILEVER)

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CONFIDENTIAL

Design Team

Design D PETERSON
Drawn A HOWE
Checked S CHANDLER
Jacobs Project No. 708057
M.S. Project No. -

Approvals

CUSTOMER Brian Minatelli OPERATIONS
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Security Manager Dave Small
CSA Dan Schaefer
PROJECT MANAGEMENT

Project Planner Date
Project Manager Peter Magulick
Senior Project Manager
Development Manager
Quality Control Reviewer
Quality Control F&E

Revisions
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February 25, 2019

Lara Pollitt, P.E.
Jacobs Engineering Group Inc.

RE: **PHX 10-11 SITE PLAN**

DEVELOPMENT REVIEW COMMITTEE APPROVAL
SP CASE NO. 18-600-00030

Dear Ms. Pollitt:

A handwritten signature in blue ink that reads "Lara".

Thank you for re-submitting the above referenced site plan application. The Development Review Committee has approved your site plan subject to the following stipulations:

1. Development of the site shall be in substantial conformance with the site plan bearing an approval stamp of February 25, 2019, in terms of the layout of the facility, building orientation, access, visibility mitigation, and associated physical non-utility improvements.
2. Although not referenced in the Plant Materials Legend, all trees in the Broadway Road buffer shall be 36-inch box trees.
3. Although not referenced in the Plant Materials Legend, all trees in the east and west property line buffers shall be 24-inch box trees and a minimum of 10-feet high at planting.
4. The following Engineering stipulations have been developed based on deficiencies in the approved Site Plan Package and engineering best practices and are to provide guidance on the development of civil construction drawings and associated technical reports for the project. The list of stipulations below is not intended to be exhaustive and all City Development Regulations related to the civil engineering design and construction process should be followed unless specifically modified by development agreement between the Owner and the City.
5. The preliminary water and sewer reports are not approved with this Site Plan. It is anticipated that an offsite utility infrastructure report will be completed by a 3rd party engineer, after Site Plan Approval. It is also anticipated that this report will have viable solutions for developing the final design of the offsite infrastructure but will not necessarily contain the detail of a final design report, as required by the EDS&PM. The project engineer is responsible for the final design of the offsite water and sewer infrastructure. The design of the offsite water and sewer infrastructure shall include basis of design reports that reference the solutions developed by the 3rd party utility infrastructure report. Final offsite and onsite basis of design reports shall be consistent with each other and with the associated offsite and onsite plans, respectively. Ultimately, onsite infrastructure must have a functional interface with the offsite infrastructure. Upon approval of the offsite plans, the project engineer shall update the final water and sewer reports and onsite infrastructure plans to match the interface with the offsite plans.

6. In the final water and sewer reports and the on final construction drawings the project engineer shall show the final water and sewer infrastructure solutions extend to the upstream and downstream extremities to insure potential users have reasonable access for to the City's water and sewer system.
7. In the final water report the project engineer must show that the water model was calibrated with a fire hydrant test near both connection points (Broadway Road/Bullard Avenue and Litchfield Road/MC 85).
8. The project engineer shall follow the final report format and required content shown in the Water and Sewer Report Outlines at the end of Chapters 5 & 6 of the EDS&PM, respectively.
9. In the final water report the project engineer shall show that the Irrigation demands are in conformance with the City of Goodyear standards (EDS&PM Table 5.2-1).
10. In the final water report the project engineer shall show that the internal and external onsite fire protection may occur simultaneously.
11. In the final water report the project engineer shall show the existing water line pipe materials. Not all existing water lines are DIP, for example the water line along El Cielo is ACP.
12. In the final water report the project engineer shall show the entire model with background. This shall include the existing and proposed infrastructure that extends from Broadway Road/Bullard Avenue to Litchfield Road/MC 85.
13. In the final sewer report the project engineer shall account for future sewer flows of the entire project area, including the undeveloped area north of the proposed five buildings.
14. In the final sewer report the project engineer shall explain what will be constructed on site with each phase of the project and analyze associated water demands for each phase.
15. In the final sewer report the project engineer shall explain how sewer discharge values are derived and include references.
16. In the final sewer report the project engineer shall show that all private service lines have a minimum of 4 feet of cover, as measured from finished ground at the property line (EDS&PM 6.3.1.F.1).
17. The water meter and associated vault shall be sized in conjunction with the offsite water solution and subsequent easement for the purpose of City access and maintained. The easement shall be dedicated to the City prior to issuance of a certificate of occupancy for any building on the site. Location of the meter vault shall be outside of the PUE, but directly adjacent to it to the most practical extent possible.
18. On the final construction drawings the project engineer shall show, label, and dimension the location and size of all driveways, rights-of-way, and easements on the property, adjacent to the property, and within 150 feet of the boundaries of the proposed subdivision. Identify adjacent properties by their subdivision name or as unsubdivided land and provide the Maricopa County Recorder's Office recording information (APN, Recording Number, Recording Book and Page, and/or Subdivision name). Provide the current zoning designation for all adjacent land (EDS&PM 9.1.2.D.4).
19. On the final construction drawings the project engineer shall ensure all bearings and distances match the legal description that was submitted with the rezone (HTE 18-20000012 - PHX 10-11).
20. On the final construction drawings the project engineer shall show the entire 50:1 taper along Broadway, west of the site.
21. On the final construction drawings the project engineer shall ensure that the right turn lane taper length on Broadway Road is 120 feet, in conformance with COG Detail G-3230.

22. On the final construction drawings the project engineer shall ensure that the existing power poles located on the north side of Broadway Road are not in conflict with the proposed WAPA access easement.
23. Access to the WAPA easement from Broadway Road shall be approved by WAPA and shall meet all City of Goodyear Development Regulations.
24. Unless annexed into the City of Goodyear prior to construction, improvements to Broadway Road that fall in the existing Maricopa County ROW shall require approval and permitting by MCDOT.
25. On the final construction drawings the project engineer shall show that all drivable surfaces within the WAPA access easement are rated for the maximum WAPA vehicle that will be accessing the easement.
26. On the final construction drawings the project engineer shall show and label the required half street improvements along the Broadway Road frontage to the ultimate half width of the street. Improvements shall include, but are not limited to paving, curb, gutter, sidewalk, paving, landscape, landscape irrigation, street lights, signing, and striping (EDS&PM 1.4.1.A.4).
27. On the final construction drawings the project engineer shall show, label, and dimension the required water line easement along the west side of the property from El Sol to La Estrella.
28. On the final construction drawings the project engineer shall show, label, and dimension the 50-Foot right-of-way and 8-Foot PUE at the La Estrella cul-de-sac located on the west side of the property.
29. On the final construction drawings the project engineer shall label all existing utilities that are in conflict with the proposed improvements (protect in place, to be removed, etc.). This includes, but is not limited to, the 69 kV poles that run along the north side of Broadway Road along the frontage of the property.
30. On the final grading and drainage construction drawings the project engineer shall show and label the ultimate outfall elevation and ensure that it matches the drainage report (EDS&PM 3.2.1.B.3).
31. On the final grading and drainage construction drawings the project engineer shall show that the onsite drainage near the south east corner of the property is contained on site (EDS&PM 3.2.1.A.2).
32. The owner is required to relocate the existing tail water channel located near the southeast corner of the property to outside the property limits with the offsite Broadway Road improvements.
33. In the final Drainage Report the project engineer shall ensure the report accurately reflects where the proposed off-project project flows will be routed to. The preliminary drainage report stated "The sites historic flow paths shall remain as development occurs." As development occurs the historic flow paths will be disturbed. The off-project flows which historically flowed through the project will now be retained within the development.
34. In the final Drainage Report the project engineer shall include verification that the MC-85 road side ditch was designed to convey the offsite sub area shown in the White Tanks study or include statement of why the flows will not impact the first phase of development based on engineering judgement.
35. In the final Drainage Report the project engineer shall include the top of basin elevations in the retention volumes table.
36. In the final Drainage Report the project engineer shall discuss the Mass Grading Report and explain why the basin volume provided for mass grade exceeds volume provided for final grade thus making all the basins oversized.

37. In the final Drainage Report the project engineer shall show that the basin high water elevations were calculated with the offsite flows, similar to the Mass Grade Drainage Report.
38. The project engineer shall ensure consistency between the final construction drawings and the Final Drainage Report.
39. Any site and/or wall signage shall require separate review and approval by the city prior to the issuance of sign permits, and is subject to the criteria provided in the PV303 PAD Comprehensive Sign Program and in Article 7 of the Zoning Ordinance.
40. The owner shall control dust as required by the State, City, and the Maricopa County Department of Environmental Services on temporary access ways during construction.
41. The subject property shall be kept weed and debris free.

Attached for your records is a copy of the site plan bearing the city's approval stamp. An approved site plan is valid for a period of one year from the date of approval and shall become invalid if a building permit is not issued in that time period. Up to an additional one year extension may be granted by the Development Services Director upon submittal of an application for site plan extension before the expiration of the site plan.

If you have any questions regarding your site plan approval or the stipulations of approval, please do not hesitate to call me at 623.882.7930 or email me at Karen.craver@goodyearaz.gov.

Sincerely,
THE CITY OF GOODYEAR



Karen M. Craver, AICP
Planner III

Attachment: Approved Site Plan

C:



Development Review Committee